To Whom It May Concern:

The Montana Department of Environmental Quality (DEQ) has prepared the following environmental assessment as required by law in ARM 17.4.607(2) and ARM 17.4.609(2). This project involves installing one two compartment double-walled fiberglass underground storage tanks and associated double-walled flexible piping at 180 Vista Drive, Bigfork, MT 59911.

The DEQ prepares environmental assessments to inform interested government agencies, public groups, or individuals of a proposed action and to determine whether or not the action may have a significant effect on the human or natural environment. This environmental assessment will be circulated for seven days. After the seven-day comment period, DEQ will decide what action to take regarding this permit.

If you care to comment on this proposed project or the attached environmental assessment, please write or email the Permitting & Compliance Division. Comments must be in writing and must be received by **January 31, 2007**. Our email address is ustprogram@mt.gov and our mailing address is P.O. Box 200901, Helena, MT, 59620-0901.

Sincerely,

Redge Meierhenry

Digitally signed by Redge Meierhenry
DN: CN = Redge Meierhenry, C = US, O = UST Program, OU = DEQ
Date: 2007.01.24 10:39:28 -07'00'

Redge R. Meierhenry
Solid and Hazardous Waste Specialist
Waste and Underground Tank Management Bureau

enc: Environmental Assessment

O/O NAME: Marina Cay Resort	FACILITY NO: 15-03002
PERMIT NO: 07-0129	DATE OF APPLICATION: 01/17/2007
PERSON PREPARING EA: Redge R. Meierhenry	COUNTY: Flathead
LOCATION: 180 Vista Drive, Bigfork, MT 59911	
FACILITY NAME: Marina Cay	EA COMPLETED: 01/22/2007
DESCRIPTION OF PROPOSED ACTION: Installing one 4,000 gallon single wall fiberglass tank with underground double-walled flexible piping. The tank will be installed at a site that has an existing underground storage tank in operation. The piping system will be pressurized with a solenoid valve for pump shutdown in the event of a piping leak.	
DESCRIPTION OF THE BENEFITS AND PURPOSE OF THE PROPOSED ACTION: Purpose is to install one new tank and piping at an existing marina fuel facility. The benefit increases recreational opportunity by providing additional fuel choices.	

A: Significant unavoidable impacts
B: Potential significant impacts mitigated based upon license conditions
C: Insignificant as proposed

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
PHYSICAL ENVIRONMENT						
1. TOPOGRAPHY: Are there unusual geologic features? Will the surface features be changed?			X			No impact. Location is currently commercially developed property of slight down sloping semi-level land with no unusual geologic or topographical features reported to the reviewer.
2. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE: Are fragile, compactible or unstable soils present? Are there special reclamation considerations?			X			There are no known special reclamation considerations for the project site.
3. WATER QUALITY, QUANTITY AND DISTRIBUTION: Are important surface or groundwater resources present? Is there potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality?		X				Important water resources are present. There are six public water supply systems, and numerous private ground water wells within 1.5 miles of this project. The proposed facility is adjacent to the Swan River and within 1,000 feet of the outlet of the Swan River to Flathead Lake. Potential violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality is mitigated by installation of fiberglass tank (non-corroding) and non-corroding flexible double wall piping with sump sensors for pipe leak detection.

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
						Improper operation of this system would increase the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, and the degradation of water quality. Leak detection systems serve to mitigate the potential impacts immediately reducing the amount of fuel available to be released into the environment.
4. AIR QUALITY: Will pollutants or particulate be produced? Is the project influenced by air quality regulations or zones (Class I airshed)?			X			Petroleum vapors will be released at this site. Natural air currents and vent pipes will dissipate hydrocarbon vapors to a safe level. There are no Class I Areas within 10 miles of project.
5. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY: Will the project use resources that are limited in the area? Are there other activities nearby that will affect the project?			X			This project will not use existing environment resources. It is unknown if there are other activities nearby that will be affected.
6. IMPACTS ON OTHER ENVIRONMENTAL RESOURCES: Are there other studies, plans or projects on this tract?			X			There are no known studies, plans or projects that would impact environmental resources on this tract.
7. TERRESTRIAL, AVIAN, AND AQUATIC LIFE AND HABITATS: Is there substantial use of the area by important wildlife, birds or fish?			X			No known impacts of project site by important wildlife, birds or fish. The nearest USFWS listed critical habitat approximately 5.9 miles east, southeast of project.
8. VEGETATION COVER, QUANTITY AND QUALITY: Will vegetative communities be permanently altered? Are any rare plants or cover types present?			X			Project area is currently commercially developed property adjacent to Swan River. No rare plants or cover types have been reported to the reviewer as property is currently landscaped.
9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES: Are any federally		X				No federally listed threatened or endangered species, identified

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
listed threatened or endangered species or identified habitat present? Any wetlands? Any species of special concern?						habitat, or species of special concern is identified by USFS or reported to the reviewer. The nearest designated wetlands are north, northeast within .5 mile of project site.
10. HISTORICAL AND ARCHEOLOGICAL SITE: Are any historical, archeological or paleontological resources present?			X			There is one listed historical site, Kearney Rapids Bridge located on Bigfork Canyon Road. Project will not affect this site. No other archeological or paleontological resources are reported to reviewer.
11. AESTHETICS: Is the project on a prominent topographical feature? Will it be visible from populated or scenic areas? Will there be excessive noise, light or odors?			X			Area is currently commercial developed property (condominiums). Petroleum storage tank and piping are buried underground with dispenser above ground.
12. AGRICULTURE: Will grazing lands, irrigation waters or crop production be affected?			X			No impact known impacts. No agricultural lands are present at project site.
HUMAN ENVIRONMENT						
1. SOCIAL STRUCTURES AND MORES: Is some disruption of native or traditional lifestyles or communities possible?			X			It is not anticipated that the project will disrupt native or traditional lifestyles or communities.
2. CULTURAL UNIQUENESS AND DIVERSITY: Will the action cause a shift in some unique quality of the area?			X			It is not anticipated that the project will cause a shift in any unique quality of the area.
3. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING: Will the project add to the population and require additional housing?			X			It is not anticipated that the project will add to the population or require additional housing.
4. HUMAN HEALTH & SAFETY: Will this project add to health and safety risks in the area?		X				It is anticipated that natural air currents and tank vents will dissipate the hydrocarbon vapors to a safe level. Leak detection equipment is designed to detect releases before serious health or safety problems occur.

				POTENTIAL IMPACTS		
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
						Improper operation of this system could impact human health and safety. Leak detection systems and operating requirements mitigate this potential impact by immediately reducing the amount of fuel available to be released into the environment where it could impact health and human safety.
5. COMMUNITY & PERSONAL INCOME: Will the facility generate or degrade income?			X			This project is not anticipated to significantly generate or degrade community or personal income at the local level.
6. QUANTITY AND DISTRIBUTION OF EMPLOYMENT: Will the project create, move or eliminate jobs? If so, estimate jobs.			X			This project is not anticipated to create additional new local jobs.
7. LOCAL AND STATE TAX BASE REVENUES: Will the project create or eliminate tax revenue?			X			This project is not anticipated to add to local or state tax base.
8. DEMAND FOR GOVERNMENT SERVICES: Will substantial traffic be added to existing roads? Will other services (fire protection, police, schools, etc.) be needed?			X			It is not anticipated that the project will add to the local traffic flow. Other required services will be minimally impacted.
9. INDUSTRIAL, COMMERCIAL AND AGRICULTURAL ACTIVITIES AND PRODUCTION: Will the project add to or alter these activities?			X			No significant impacts are anticipated.
10. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES: Are wilderness or recreational areas nearby or accessed through this tract? Is there recreational potential within the tract?			X			No designated recreational or wilderness areas are directly accessed through the project location. Area adjacent to project is currently recreational in nature (boating).
11. AESTHETICS: Is the project on a prominent topographical feature? Will it be visible from populated or scenic areas? Will there be excessive noise, light or odors?			X			Petroleum storage tank and piping are buried underground with dispenser above ground. It is not anticipated that this project will change the current aesthetics of the area.

				POTENTIAL IMPACTS		
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
12. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS: Are there state, county, city, USFS, BLM, tribal, etc., zoning or management plans in effect?			X			There is no known county, city, zoning, tribal, USFS or BLM environmental management plans known for this area.
13. TRANSPORTATION: Will the project affect local transportation networks and traffic flow?			X			This project is not expected to significantly affect immediately adjacent local transportation network and traffic flow.

PUBLIC INVOLVEMENT: The department has attempted to identify interested parties to this application and provide the opportunity for public comment. A copy of this Environmental Assessment of the proposed underground storage tank installation has also been posted at our website (http://www.deq.state.mt.us/ea.asp). Substantive comment may also be provided to email address at ustprogram@state.mt.us

ALTERNATIVES CONSIDERED: No other alternatives were presented or considered.

COMPLIANCE STATUS: This project, as permitted, will be in compliance with the UST regulations. The facility must, however, be operated and maintained in accordance with the UST rules and regulations. This facility is required to have a compliance inspection done within 120 days of the installation of the tank systems.

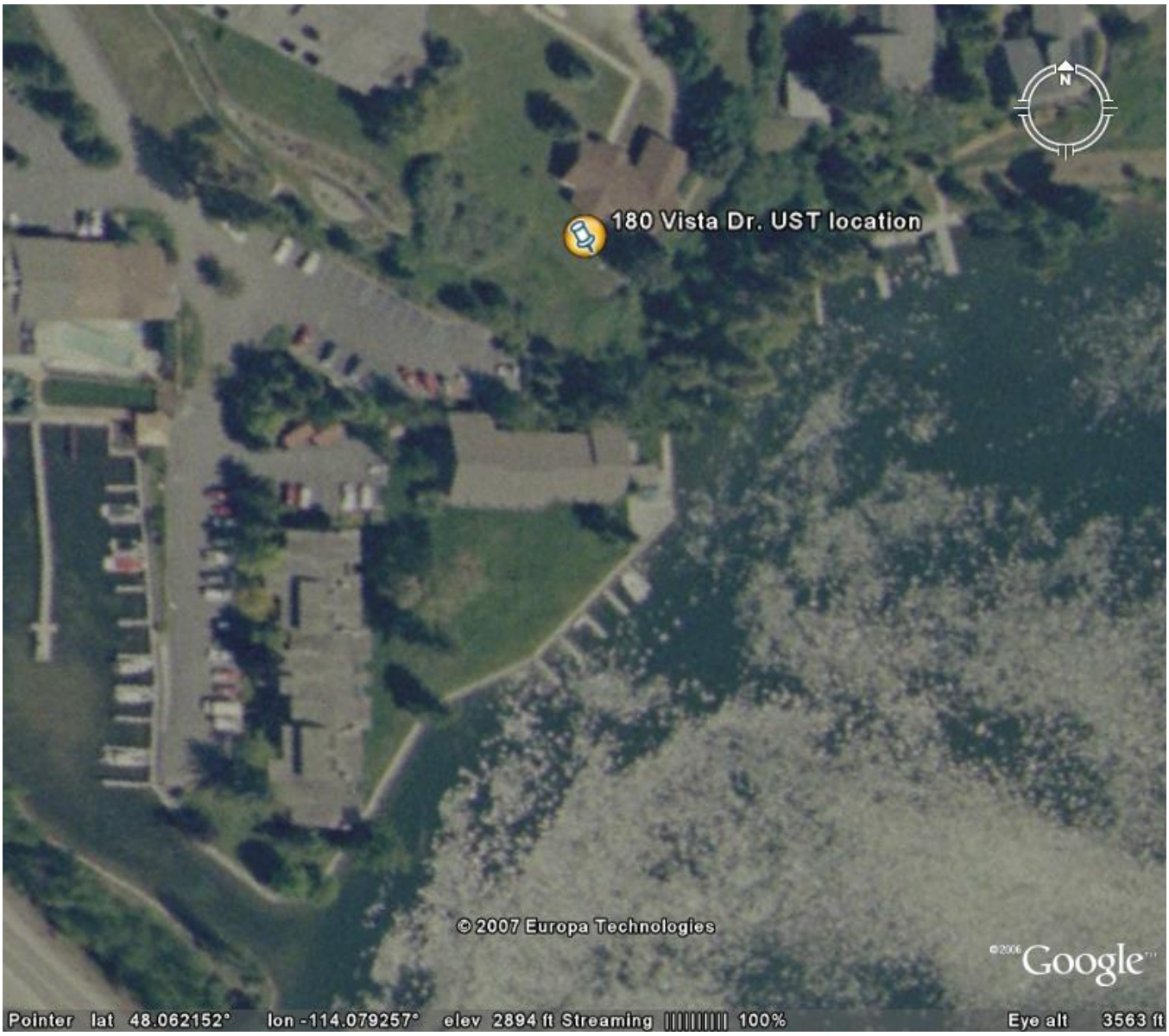
RECOMMENDATIONS CONCERNING PREPARATION OF AN EIS: Not necessary at this time based upon the information reviewed. The project, as proposed with mandatory operating and permit conditions, will not have a significant environmental impact.

OTHER GROUPS OR AGENCIES CONTACTED OR WHICH MAY HAVE OVERLAPPING JURISDICTION: The Montana Department of Justice, Fire Prevention and Investigation Bureau regulates aboveground components.

INDIVIDUALS OR GROUPS CONTRIBUTING TO THIS EA: The owner, the contractor, and the preparer of the EA.

PERMIT CONDITION EFFECTS: Permit conditions are based on Montana and federal regulations, PEI RP100-2000 and accepted standard engineering practices.

cc: Governor's Office
Legislative Environmental Policy Office


180 Vista Dr. UST location
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Pointer lat 48.062152° lon -114.079257° elev 2894 ft Streaming 100%
Eye alt 3563 ft